

**301 GUEST STREET**  
**BOSTON MA 02135**

# Alder

ALLSTON YARDS

**18,219 SF**

Subdividable Street Level  
Retail Space Available



# EXPLORE

301 Guest Street



## RETAIL

18,219 sf of retail and restaurant space  
New 65,000 sf state-of-the-art Stop & Shop



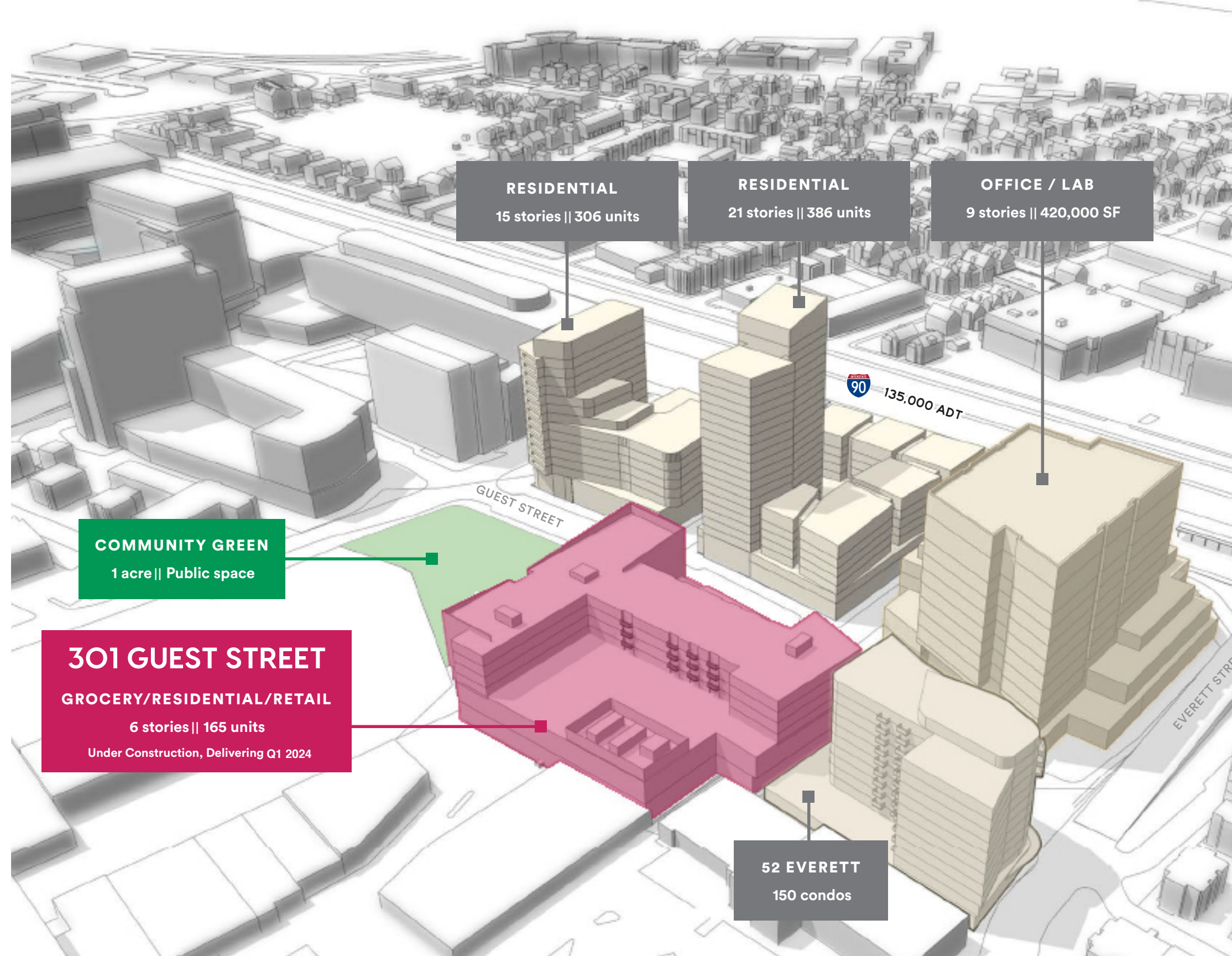
## RESIDENTIAL

165 residences



## FUTURE CONSTRUCTION

Retail - 50,000 sf  
Residential - 842 units  
Office/lab - 420,000 sf



RESIDENTIAL  
15 stories || 306 units

RESIDENTIAL  
21 stories || 386 units

OFFICE / LAB  
9 stories || 420,000 SF

COMMUNITY GREEN  
1 acre || Public space

## 301 GUEST STREET

GROCERY/RESIDENTIAL/RETAIL

6 stories || 165 units

Under Construction, Delivering Q1 2024

52 EVERETT  
150 condos

# LIVING LOCALLY

A place where creativity and innovation thrive, a melting pot of diverse cultures, ideas, and experiences. Nestled just a ten minute train ride from the heart of Back Bay, **Alder** offers easy access to the city's top attractions, while retaining a distinct character on its own. Whether you're looking for a cozy coffee shop to catch up on some work, an outdoor space to unwind and relax, or a venue to catch up with friends and go shopping, **Alder** has something for everyone.

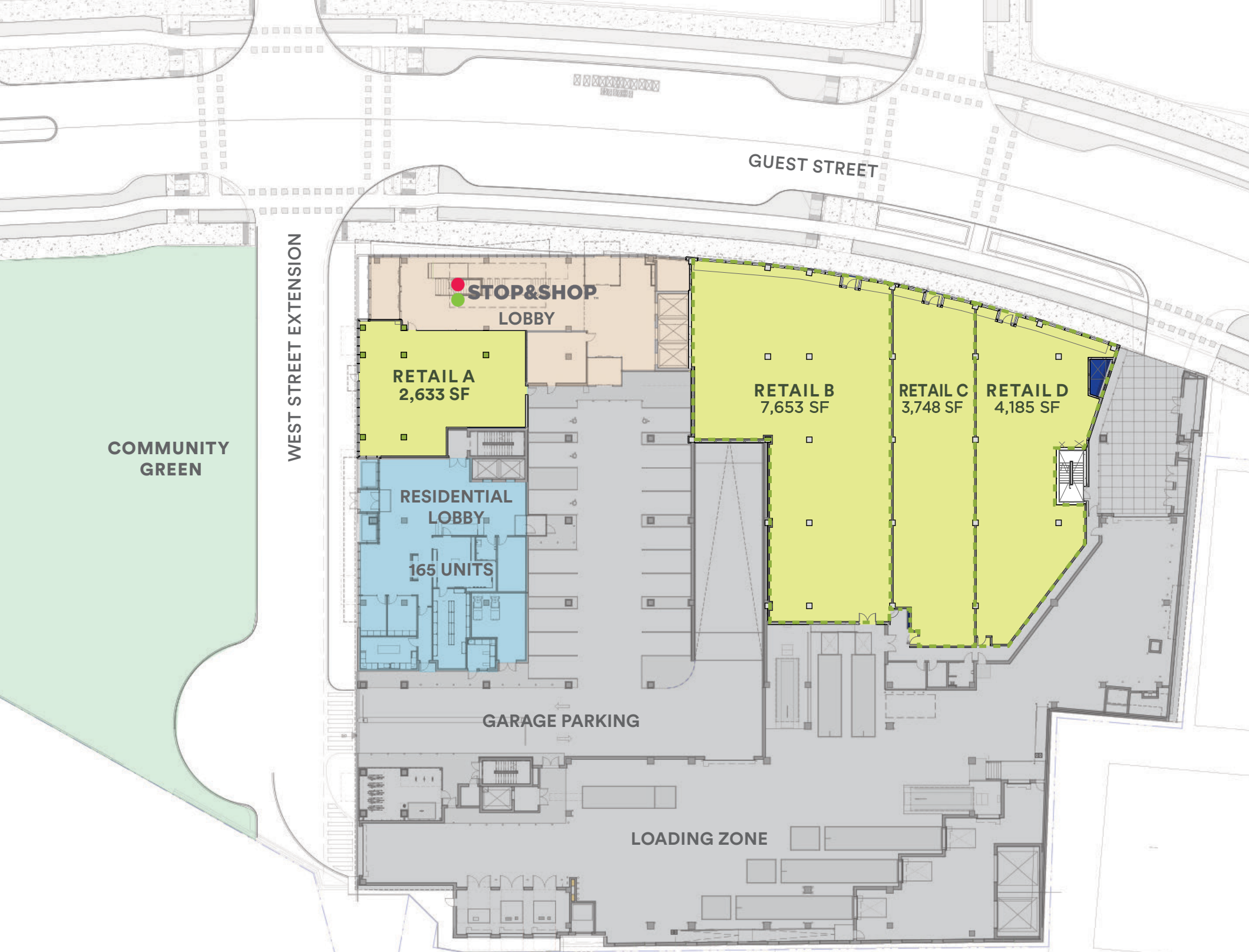


# NEIGHBORHOOD



# AREA MAJOR EMPLOYERS

 <b>MASSACHUSETTS GENERAL HOSPITAL</b> 16,999 EMPLOYEES	 <b>BRIGHAM AND WOMEN'S HOSPITAL</b> 13,303 EMPLOYEES	 <b>MIT</b> 12,607 EMPLOYEES
 <b>Boston Children's Hospital</b> Until every child is well 8,000 EMPLOYEES	 <b>Beth Israel Lahey Health</b> <b>Beth Israel Deaconess Medical Center</b> 7,743 EMPLOYEES	 <b>Liberty Mutual</b> 7,000 EMPLOYEES
 <b>BOSTON UNIVERSITY</b> 5,955 EMPLOYEES	 <b>BOSTON MEDICAL CENTER</b> EXCEPTIONAL CARE. WITHOUT EXCEPTION. 5,335 EMPLOYEES	 <b>TIAA</b> 5,000 EMPLOYEES
 <b>John Hancock</b> 3,522 EMPLOYEES	 <b>Northeastern University</b> 2,237 EMPLOYEES	 <b>Akamai</b> 2,000 EMPLOYEES



301 GUEST STREET, FIRST FLOOR

# RETAIL SPACE

*301 Guest Street*

- » 18,219 sf of stores and restaurants
- » State-of-the-art Stop & Shop
  - » First Floor Lobby: 6,036 sf
  - » Second Floor: 65,442 sf
- » 200 retail parking spaces
- » Adjacent new 1 acre Community Green
- » Delivering Q1 2024

# CONNECTIVITY



## VEHICULAR ACCESS

Conveniently located by the Mass Pike and Route 20



## PARKING

On-site garage parking (1.5/1,000 SF) within the building, dedicated to tenants



## BIKE

BLUEbikes station on site  
2,500 feet of new, dedicated cycle tracks



## COMMUTER RAIL

Adjacent to Boston Landing Station



## RED LINE SHUTTLE

Dedicated shuttle to/from Harvard Square



## BUS

Route 64 bus to/from Kendall Square

# A DYNAMIC DESTINA-

WITHIN A 3 MILE RADIUS



**418,846**  
POPULATION



**\$104,869**  
MED HH INCOME



**80.3%**  
COLLEGE  
EDUCATED



**331,109**  
DAYTIME  
POPULATION





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**BOSTON MA 02135**

# Alder

ALLSTON YARDS

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